



The Reef

81 Sea Road, Barton on Sea, New Milton, BH25 7ND

SPENCERS
COASTAL





THE REEF

SEA ROAD • BARTON ON SEA

Spencers are delighted to present this substantial and beautifully appointed five-bedroom detached home offering approximately 3,000 sqft of accommodation arranged over three floors. Built in 2013 and significantly enhanced in recent years, the property features high-quality fixtures and fittings throughout.

Ideally positioned just 550 feet from the Barton on Sea clifftop and local amenities, the house also benefits from ample off-road parking, an integral single garage, and private rear gardens.

Guide Price £1,300,000







A spacious and elegantly finished five-bedroom home offering around 3,000 sqft across three floors

The Property

A welcoming entrance hallway with quality LVT flooring - which continues throughout much of the ground floor - provides access to all principal rooms, including a cloakroom cupboard, WC, and integral access to the garage.

To the rear of the hallway is a striking kitchen/breakfast room, flooded with natural light thanks to full-width sliding doors opening directly onto the rear terrace and garden. The kitchen is fitted with a sleek range of two-tone, handleless wall, base, and drawer units, complemented by high-end quartz work surfaces. A central island with breakfast bar provides additional storage and informal dining space. Integrated appliances include a single oven, combination oven, microwave, dishwasher, and full height fridge. A separate utility room offers a full height integrated freezer, further storage as well as plumbing and space for white goods.

Adjoining the kitchen is a spacious living room with French doors to the rear garden and a gas fireplace with a handsome stone surround forming a central focal point.

Two further reception rooms on the ground floor - currently used as a snug and an additional sitting room - provide excellent flexibility and are both enhanced with stylish plantation shutters.

The entire ground floor benefits from underfloor heating.





Situated just 550 feet from the Barton on Sea clifftop, this property boasts premium fixtures and recent enhancements

The Property Continued...

Stairs rise from the hallway to a generous first-floor landing, which serves four well-proportioned double bedrooms. Four of the bedrooms benefit from fitted wardrobes and are served by a luxurious four-piece family bathroom featuring a large walk-in shower, white panelled bath, and fully tiled walls and flooring.

Two of the bedrooms further benefit from en-suite shower rooms, each comprising a shower cubicle, WC, hand wash basin, heated towel rail, and full tiling throughout.

Occupying the top floor is an impressive guest suite, offering excellent proportions along with a private en-suite shower room and a walk-in wardrobe.

All of the bedrooms benefit from stylish plantation shutters.

Important Notice

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





Outside

The property is approached via a block-paved driveway providing ample off-road parking for several vehicles, as well as access to an EV charging point and the integral single garage.

The rear garden has been thoughtfully landscaped and enjoys a high degree of privacy, featuring a generous expanse of lawn bordered by mature planting and closed-board fencing. A spacious patio adjoins the rear of the property, ideal for outdoor entertaining.

The Situation

Barton on Sea is a quiet residential area in a stunning coastal setting with beach and clifftop views across Christchurch Bay, sweeping from Hurst Castle to Hengistbury Head. The sand and shingle beach is ideal for bathing and sunbathing, while the clifftop is ideal for coastal dog walks.

Barton has a history dating back to Anglo Saxon times, however it developed relatively recently. Apart from a row of old coastguard cottages, it mostly comprises avenues and closes of mid-century and modern family homes, chalets, imaginative new builds and substantial houses.

Popular with retirees, Barton has been discovered by young families, attracted by the relaxed outdoorsy lifestyle, with coast on one side and New Forest on the other, plus good state and independent schools; these include Durlston Court and Ballard School, both rated 'excellent'.

Facilities include clifftop restaurants and Barton on Sea Golf Club, a 27-hole clifftop course. Barton also benefits from the extensive amenities of neighbouring New Milton. Among these are a mainline station with train services to London in around two hours, arts centre, selection of shops ranging from an M&S food store to a traditional department store and weekly market.



FLOOR PLAN

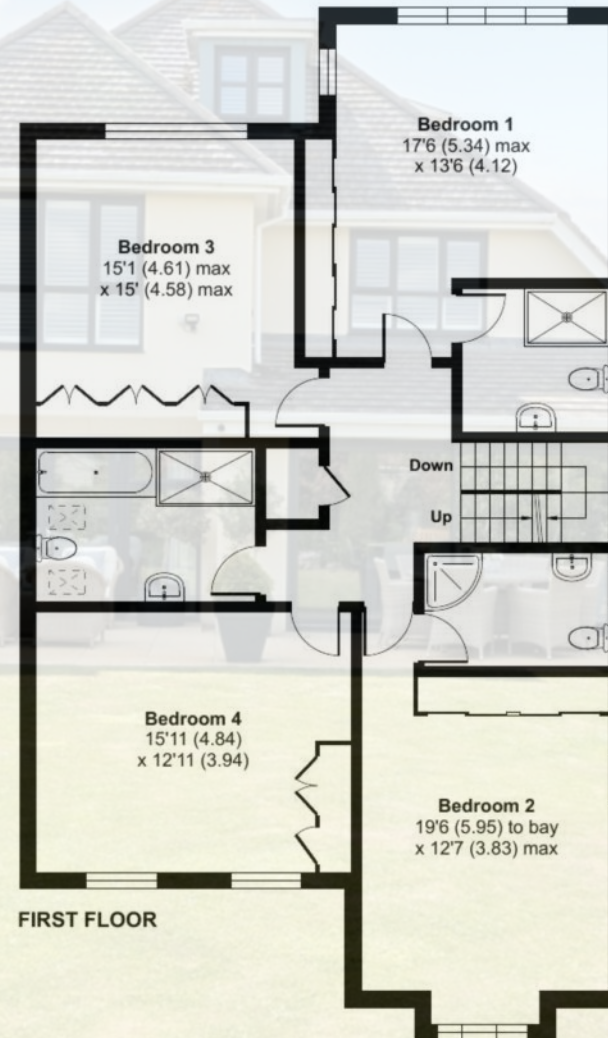
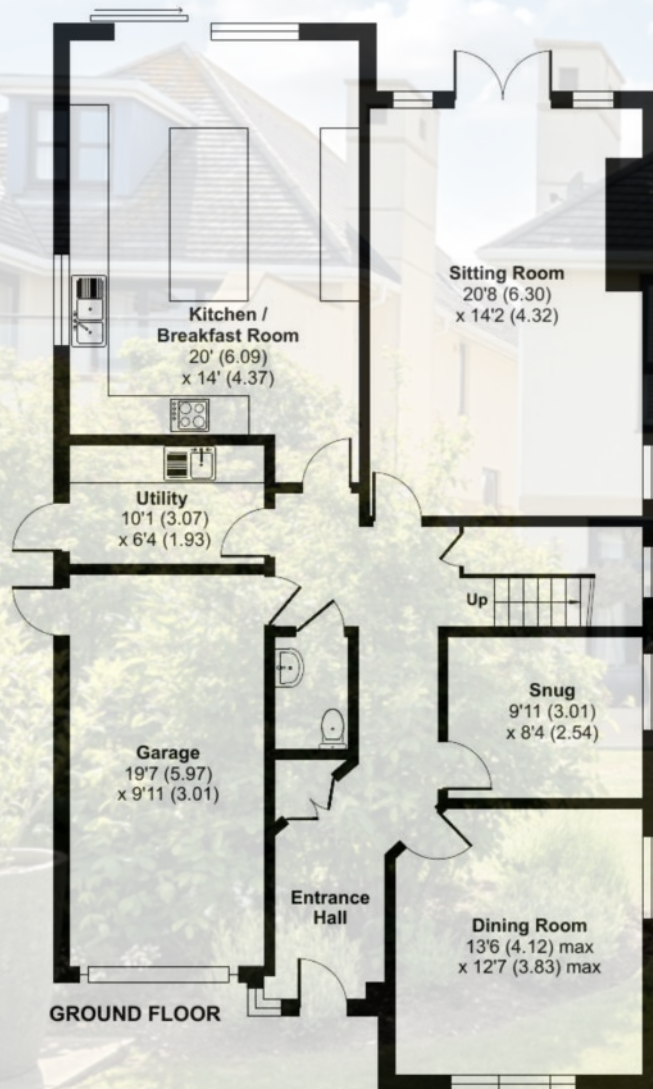
Sea Road, Barton On Sea, New Milton, BH25

Approximate Area = 2886 sq ft / 268.1 sq m

Garage = 196 sq ft / 18.2 sq m

Total = 3082 sq ft / 286.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1293687



Additional Information

Energy Performance Rating: B Current: 85 Potential: 85

Council Tax Band: G

Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity

Electric Vehicle (EV) Charging Point: Yes

Points Of Interest

Barton on Sea Cliff Top	0.1 Miles
The Cliff House Restaurant	0.2 Miles
Pebble Beach Restaurant	0.5 Miles
Chewton Glen Hotel & Spa	0.7 Miles
Durlston Court School	1.4 Miles
Ballard School	2.5 Miles
The Arnewood School	1.7 Miles
Tesco Superstore	2.1 Miles
New Milton Centre & Train Station	1.9 Miles
New Forest	4.3 Miles
Bournemouth Airport	9.6 Miles
Bournemouth Centre	12.4 Miles
London (1 hour 45 mins by train)	110 Miles



For more information or to arrange a viewing please contact us:

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